

**West Bountiful City**

**June 8, 2010**

**Planning Commission**

**Posting of Agenda** -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on June 8, 2010 per state statutory requirement.

**Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, June 8, 2010, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**           **MEMBERS PRESENT:** Chairman James Ahlstrom; Dave Tovey, Steve Schmidt ; Commissioners and Alan Malan (Alternate) Commissioners.

**MEMBERS/STAFF EXCUSED:** Ben White; City Engineer, Denis Hopkinson; Vice Chair and Stephen Fackrell; Commissioner.

**STAFF PRESENT:** Craig Howe (City Administrator), Mike Eggett; (Planning), Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

**VISITORS:** Valerie Shaw; WB City Council,

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. Steve Schmidt offered a thought.

**Accept Agenda**

Chairman James Ahlstrom reviewed the agenda as posted. Dave Tovey moved to accept the agenda moving. Steve Schmidt seconded the motion. Voting was unanimous in favor among those present.

**Business Discussed:**

**Discussion and Update on Status of Proposed Accessory Dwelling Unit (ADU) Ordinance and Proposed Flag Lot Ordinance.**

Some discussion took place regarding the need for Accessory Dwelling Buildings Ordinance and a proposed Flag lot ordinance. It is necessary at this time to review and analyze these two ordinances to better serve the citizen's of West Bountiful City.

These ordinances had been reviewed by the Commission a few years ago but never moved on to the City Council for approval. Mike Eggett researched some information from past staff and council discussions to status of these two ordinances are and what still needs to be done in order to prepare them to go to the City Council for approval.

James Ahlstrom gave direction to Mike Eggett to further research to see if Public Hearings were held after the preparation of the ordinances and compile some ideas as to what could be discussed and prepared by the commission to forward to the City Council for review and approval. Mr. Eggett will do as requested and have some things to present at the next Planning Commission Meeting.

Alan Malan wanted to know how long of period a Public Hearing is valid if an ordinance has not been passed. Mr. Malan commented that he doubts the Draper Code that was presented this evening for review would have been something the Commission would have passed.

## STAFF REPORT

- Craig Howe addressed the commission in regards to the meeting held with Woods Cross/West Bountiful joint steering committee for the CDA.
- He gave a map to the commissioners and showed a larger map consisting of West Bountiful CDA, Woods Cross CDA, and the joint CDA between the two cities.
- A first meeting indicated that we are very far apart on several issues and what the expectations are on that area.
- Since that time they have had several meeting with the intent to bring each city closer together in plans for the CDA.
- Mr. Howe shared the dynamics of the steering committees. The committee has discussed services, infrastructure, types of businesses, etc. Annexation discussion has taken place in recent meetings.
- They have had some direction from an outside company **CLC** as well. Craig Howe reminded the commission of the feed back they had gotten in earlier meetings with the citizens.
- Common consent is to use much of the land for Research Development type businesses. Thirty to Forty Acres could be used for retail buildings.
- Mr. Howe presented a proposal from **CLC** in the joint CDA area which shows streets designs, buildings, parking, etc. He noted that as the map was reviewed and studied out it has been suggested that the city boundaries remain as is with some possible alterations when roads and such are in place.
- It was also discussed that WX would build more of the commercial development and that WB would do the Research Park type business.
- County is ready to promote the development of business.
- Primary Elections in two weeks will cancel out the next PZ meeting.
- Small Lot subdivision will be on the next agenda.
- Mike received a call in regards to Hepworth property as to subdividing.
- Newsletter was great.
- Scoopology is open.

### Approval of Minutes dated May 25, 2010

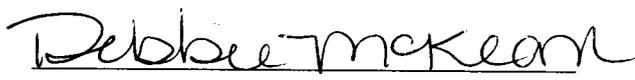
Dave Tovey moved to approve the minutes dated May 25, 2010 as corrected. Steve Schmidt seconded the motion and voting was unanimous in favor.

### Adjournment

Steve Schmidt moved to adjourn the regular session of the Planning Commission Meeting. Alan Malan seconded the motion. Voting was unanimous in favor. The meeting adjourned at 7:55 p.m.

  
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JAMES AHLSTROM /CHAIRMAN

  
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HEIDI VORDECKERS/CITY RECORDER

  
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DEBBIE MCKEAN /SECRETARY

